

ZONING CHART R - 2 ZONE			
ZONING ELEMENT	MIN/MAX	EXISTING	PROPOSED
LOT AREA	2.0000 ACRES 87,120 SQ. FT.	2.7367± ACRES 119,209± SQ. FT.	NO CHANGE
MIN. WIDTH	200 FEET	EXCEEDS 200 FEET	NO CHANGE
MIN. FRONTAGE	75 FEET	721.45 FEET	NO CHANGE
MIN. DEPTH	200 FEET	EXCEEDS 200 FEET	NO CHANGE
MIN. FRONT YARD	50 FEET 75 FEET TO 1/2	171.5± FEET TO 1/2 189.0± FEET TO 1/2	
MIN. SIDE YARD (LEAST ONE)	35 FEET	91.0± FEET	
MIN. SIDE YARD (TOTAL OF TWO)	70 FEET	N/A	
MIN. REAR YARD	50 FEET	208.2± FEET	
MAX. BUILDING HEIGHT (STORIES)	2-1/2 STORIES	NOT MEASURED	
MAX. BUILDING HEIGHT (FEET)	30 FEET	NOT MEASURED	
MAX. BUILDING COVERAGE	20 PERCENT 23,841 SQ. FT.	8.7± PERCENT 8,037± SQ. FT.	

N / F  
FORTY HANSON LLC  
40 HANSON ROAD  
ASSESSORS LOT 112A

N / F  
LAND TRUST OF DARIEN, INC.  
ASSESSORS LOT 113

N / F  
ELIZABETH D. BRUNNER  
5 HUMMINGBIRD LANE  
ASSESSORS LOTS 4A & 111

AREA = 119,209± SQ.FT.  
OR 2.7367± ACRES

THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED FOR USE BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A ZONING LOCATION SURVEY THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS 'A - 2' AND IS INTENDED TO DEPICT OR NOTE THE POSITION OF EXISTING OR PROPOSED IMPROVEMENTS WITH RESPECT TO APPLICABLE MUNICIPAL SETBACK REQUIREMENTS IN ORDER TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REGULATIONS.

THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN FOR THAT WHICH WAS INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS MAP RENDERS THE PREPARER'S DECLARATION NULL AND VOID.

DISTANCES NOTED +/- FROM BUILDINGS TO PROPERTY LINES ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT TO BE USED TO ESTABLISH PROPERTY BOUNDARIES.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT DEPICTED HEREON.

PROPERTY IS LOCATED IN AN 'R - 2' ZONE.

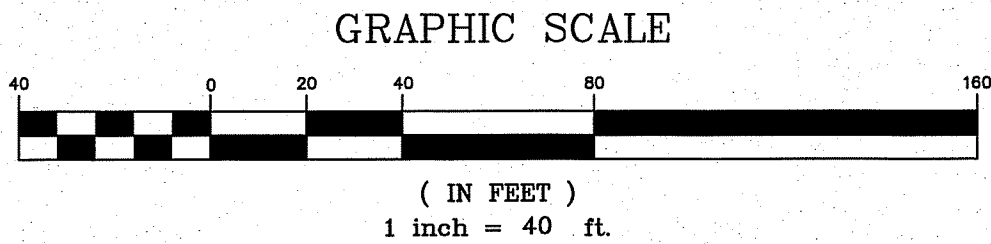
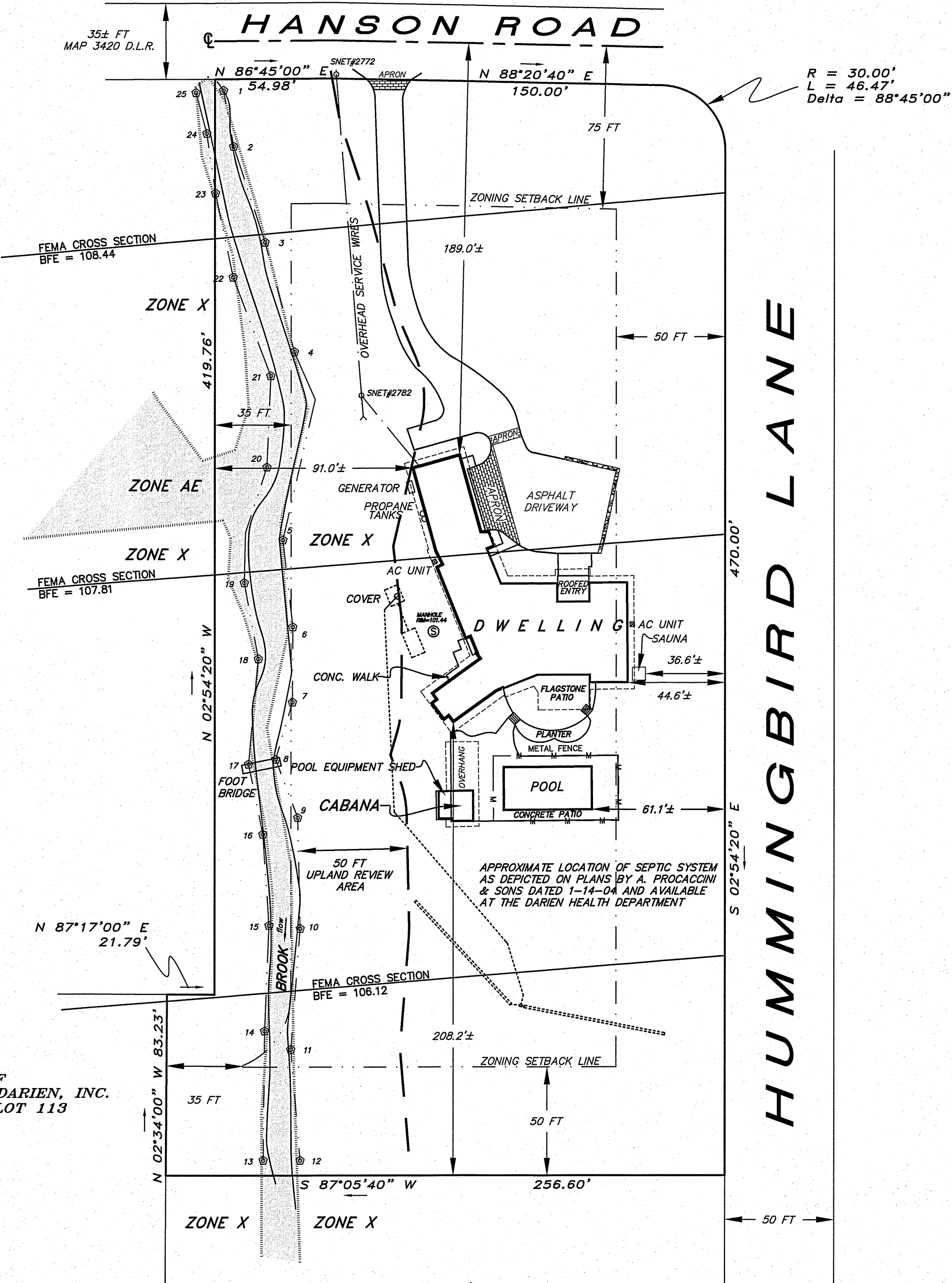
REFER TO PARCELS '2' AND 'X', MAP 4534 OF THE DARIEN LAND RECORDS.

REFER TO WARRANTY DEED RECORDED IN BK. 1559, PG. 688 OF THE DARIEN LAND RECORDS.

REFER TO PRIVATE PROPERTY PERMIT RECORDED IN BK. 182, PG. 191 OF THE DARIEN LAND RECORDS.

WETLANDS FLAGS NOTED HEREON WERE FIELD IDENTIFIED ON OCTOBER 5, 2003 BY WET SOILS, LLC, COS COB, CONNECTICUT AND FIELD LOCATED BY THIS OFFICE ON OCTOBER 16, 2003.

THE 1% ANNUAL CHANCE FLOOD HAZARD BOUNDARY DEPICTED HEREON WAS PLOTTED BY STATE PLANE COORDINATES FROM THE NATIONAL FLOOD HAZARD GEOGRAPHIC INFORMATION SYSTEM. PROPERTY IS DEPICTED AS LYING PARTIALLY WITHIN A 1% ANNUAL CHANCE FLOOD HAZARD BOUNDARY PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 09010C0528G EFFECTIVE JULY 8, 2013. THIS INFORMATION IS PROVIDED FOR REFERENCE PURPOSES ONLY AND DOES NOT NECESSARILY REPRESENT THE ACTUAL POTENTIAL FOR FLOOD DAMAGE TO ANY EXISTING OR PROPOSED STRUCTURES OR IMPROVEMENTS LOCATED ON THIS PROPERTY.



ZONING LOCATION SURVEY SURVEY  
50 HANSON ROAD  
PREPARED FOR  
**JOHN H. WHIPPLE**  
**ELLIS WHIPPLE**  
DARIEN, CONNECTICUT

SCALE: 1" = 40 FT. SEPTEMBER 6, 2016

REVISED: NOVEMBER 16, 2016 - NEW POOL LOCATION ADDED

REVISED: APRIL 9, 2021 - SEPTIC & SAUNA LOCATION ADDED, FLOOD ZONE REVISED  
**WILLIAM W. SEYMOUR & ASSOCIATES, P.C.**  
LAND SURVEYORS ~ ZONING & LAND USE CONSULTANTS  
170 NOROTON AVENUE ~ 203-655-3331 ~ DARIEN, CONN. ©

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS  
SUBSTANTIALLY CORRECT AS NOTED HEREON.

Mark S. Lebow  
Conn. L.S. Reg. No. 15564